

AGENDA
ST. TAMMANY PARISH ZONING COMMISSION
6:00 P.M. - TUESDAY, OCTOBER 7, 2008
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS
KOOP DRIVE OFF OF HIGHWAY 59
MANDEVILLE, LOUISIANA

DRAFT

CALL TO ORDER

ANNOUNCEMENTS

Phones and Pagers

Appeals

Speaker Card

Ten (10) minutes of each side and five (5) minutes for rebuttal

Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF THE MINUTES OF THE AUGUST 5, 2008 MEETING

TABLING OF CASES

PUBLIC HEARING

APPEARERS

ZONING CHANGE REQUEST CASES- APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE LAND USE ORDINANCE REQUIRING REVIEW & RECOMMENDATION OF APPROVAL BY THE ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. ZC08-08-042
TEXT CHANGE Ordinance to amend and reenact appendix C of the St. Tammany Parish Code of Ordinances, Land Use Regulations Ordinance No. 523 as amended, Sect. 6.01, and Unified Dev. Code Sect. 7.0801, Mod. And Exceptions, Lot of Record to amend side yard setback
(TABLED FROM 8/5/08 MEETING)

2. ZC08-08-047
Existing Zoning: R (Rural) District
Proposed Zoning: A-3 (Suburban) District
Acres: 14.42 acres
Petitioner: Cooper Engineering, Inc./Leroy J. Cooper
Owner: Joe & Patricia Nichols
Location: Parcel located at the end of Iron Street, south of LA Highway 435, S27, T6S, R12E, Ward 10, District 6
Council District: 6
(TABLED FROM 8/5/08 MEETING)

3. ZC08-09-051
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: LC (Light Commercial) District
Acres: 2.58 acres
Petitioner: Leroy Cooper
Owner: Ponchatoula Properties, LLC/Warren Davie, Jr.
Location: Parcel located on the north side of Amanda Drive, east of LA Highway 25 S17, T6S, R11E, Ward 3, District 2
Council District: 2

4. ZC08-09-052
TEXT CHANGE Ordinance to amend Code Appendix C, Land Use Ord. 523, and Unified Development Code: Ordinance to amend Section 4 Off Street Parking And Loading Regulations Of Ordinance 523 And Section 7.07 Of The UDC.

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5. **ZC06-01-004**
Existing Zoning: Major Amendment to PUD (Planned Unit Development) District
Acres: 196.4 acres
Petitioner: Toby J. Lowes
Owner: Leon Lowe & Sons, Inc.
Location: Parcel located on the south side of Haas Road, west of LA Highway 11 & Ashton Oaks Subdivision, east of Robert Road, S25 & 26, T8S, R14E, Ward 8, District 9
Council District: 9

6. **ZC06-02-011**
Existing Zoning: Major Amendment to PUD (Planned Unit Development) District
Acres: 286.81 acres
Petitioner: Fromherz Consultants, LLC
Owner: 285 LLC.
Location: Parcel located on the east and west sides of LA Highway 1077, north of US Highway 190 , S21, T6S, R10E, Ward 1, District 1
Council District: 1

7. **ZC08-10-053**
Existing Zoning: A-3 (Suburban) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 1.4388 acres
Petitioner: William Dekemel
Owner: Anita Warner & Stuart Collenberg
Location: Parcel located at the southeast intersection of Interstate 59 & LA Highway 1090, S24, T8S, R14E, Ward 8, District 9
Council District: 9

8. **ZC08-10-054**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-2 (Highway Commercial) District
Acres: 0.5 acres
Petitioner: Shirley Roach
Owner: Shirley Roach
Location: Parcel located on the north side of Salt Bayou Road, east of Old Spanish Trail, S11, T10, R14E, Ward 8 & 9, District 13
Council District: 13

9. **ZC08-10-055**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: C-1 (Neighborhood Commercial) District
Acres: 1.1 acres
Petitioner: Phillip Manchester
Owner: Gary Intravia
Location: Parcel located on the south side of Lonesome Road, east of US Highway 190, S40, T8S, R11E, Ward 4, District 10
Council District: 10

10. **ZC08-10-057**
TEXT CHANGE Ordinance to amend The Parish Unified Development Code, Volume 1 Zoning, Article 5, Zoning Districts, to add Section 5.36, Mixed Use District.

11. **ZC08-10-058**
Existing Zoning: SA (Suburban Agricultural) District
Proposed Zoning: PUD (Planned Unit Development) District
Acres: 15 Acres
Petitioner: Victor Smeltz
Owner: Lawrence F. Smith
Location: Parcel located on the south side of Polders Lane, east of West 29th Avenue, S38, T6S, R11E, Ward 3, District 3
Council District: 3

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12. ZC08-10-059
Existing Zoning: A-4 (Single-Family Residential) & C-2 (Highway Commercial) Districts
Proposed Zoning: ID (Institutional) District
Acres: 12.6105 acres
Petitioner: Jeff Schoen
Owner: Madisonville Enterprises, LLC, Wing Haven, Inc., Pine Creek Development, LLC.
Location: Parcel located on the east side of Perrilloux Road, north of LA Highway 22 , S42, T7S, R10E, Ward 1, District 1
Council District: 1

14. ZC08-10-060
Existing Zoning: M-1 (Light Industrial) District
Proposed Zoning: ID (Institutional) District
Acres: 1.0 Acres
Petitioner: Jeffrey D. Schoen
Owner: Succession of Weldon Wallace Poole , Jr., Genita Schorling Poole, Eriin Marie Poole, Enid Poole Gorringer, Ashley Poole Fuselier, Weldon Wallace Poole III
Location: Parcel Located on the North side of Champagne Street, West of North Columbia Street, S38, T6S R11E, Ward 3, District 3
Council District: 3

CONDITIONAL USE PERMIT REQUEST CASES - APPLICATIONS REQUIRING REVIEW AND APPROVAL OF THE USE BY THE ZONING COMMISSION BEFORE ISSUANCE OF A PERMIT ARE AS FOLLOWS:

1. CP08-08-137 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 480 sq.ft.
Petitioner: Leslie S. Davis & Leslie G. Davis
Owner: Leslie S. Davis & Leslie G. Davis
Location: Parcel located on the east side of Gurtner Drive, south of LA Highway 36, S36, T6S, R11E, Ward 3, District 3
Council District: 3

(TABLED FROM 8/5/08 MEETING)

2. CP08-09-144 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 1100 sq.ft.
Petitioner: Patricia Anne L. Spicuzza
Owner: Raymond J. & Donna V. Spicuzza
Location: Parcel located on the east side of Pineridge Road, north of East Parker Lane, south of South Tranquility Road, S3, T9S, R13E, Ward 9, District 11
Council District: 11

3. CP08-09-145 - Use: Home Office Over 400 sq.ft.
Zoning: A-1 (Suburban) District
Use Size: 1000 sq.ft.
Petitioner: Alexander T. Piehet, III
Owner: Melissa N. & Alexander T. Piehet, III
Location: Parcel located on the north side of Fairhaven Road, east of LA Highway 1129, west of Geronimo Drive, S11, T5S, R11E, Ward 2, District 2
Council District: 2

4. CP08-09-146 - Use: Mobile Home
Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq.ft.
Petitioner: Mary M. Fontenelle
Owner: Mary M. Fontenelle
Location: Parcel located at the northwest corner of Franklin Street & Bay Street, being 1507 Franklin Street, S6, T8S, R12E, Ward 4, District 5
Council District: 5

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5. CP08-09-147 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 820 sq.ft.
Petitioner: David & Kathleen Lion
Owner: David & Kathleen Lion
Location: Parcel located on the south side of Medley Lane, west of LA Highway 433, being 109 Medley Lane, S23, 25, 26, 44, T9S, R14E, Ward 9, District 13
Council District: 13

6. CP08-09-148 - Use: Mobile Home as 3rd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 2880 sq.ft.
Petitioner: Melissa Ducre
Owner: Edgrin B. Green
Location: Parcel located on the north and south sides of Pappy Road and on the east & west sides of Dixie Ranch Road, south of Interstate 12, S26, T8S, R13E, Ward 9, District 11
Council District: 11

7. CP08-09-149 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1140 sq.ft.
Petitioner: Dianne J. Adams
Owner: Dianne J. Adams
Location: Parcel located on the east side of Grace Drive, north of Homer Street, south of Fremaux Avenue, being 1952 Grace Drive, S11, T9S, R14E, Ward 8, District 14
Council District: 14

8. CP08-09-150 - Use: Home Office

Zoning: A-4 (Single Family Residential) District
Use Size: 300 sq.ft.
Petitioner: Cindy C. D. McNitt
Owner: Cindy & Tom McNitt
Location: Parcel located on the south side of Aberdeen Drive, north of East Gause Blvd, west of Military Road, being 119 Aberdeen Drive, S38, T9S, R15E, Ward 8, District 8
Council District: 8

9. CP08-09-151 - Use: Sheriff's Substation

Zoning: R (Rural) District
Use Size: 1800 sq.ft.
Petitioner: Skip Keen
Owner: St. Tammany Parish Sheriff's Office
Location: Parcel located on the southeast corner of LA Highway 41 and Double R Lane, S16, T5S, R13E, Ward 5, District 6
Council District: 6

10. CP08-09-152 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1500 sq.ft.
Petitioner: Ray Parker
Owner: Gulfshore Services, LLC
Location: Parcel located on the west side of Wood Street, east of Berry Todd Road, S19, T8S, R13E, Ward 7, District 7
Council District: 7

11. CP08-09-153 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2560 sq.ft.
Petitioner: Soudavanh K. Jarvis
Owner: Soudavanh K. Jarvis
Location: Parcel located on the north side of West Timberline Drive, west of Ferndale Street, being lot 30, Sq. 19, Slidell Ozone Heights, S34, T8S, R14E, Ward 9, District 14
Council District: 14

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12. CP08-09-154 - Use: Sand and Gravel Mining Operation

Zoning: R (Rural) District
Use Size: 100 acres
Petitioner: Spencer Green
Owner: E.H. Mitchell & Co., LLC
Location: Parcel located on the west side of Interstate 59, S37 & 38, T7S, R15E, Ward 6, District 6
Council District: 6

13. CP08-09-155 - Use: Office Building -Withdrawn

Zoning: M-2 (Intermediate Industrial) District
Use Size: 46,812 sq.ft.
Petitioner: Jared Bowers
Owner: JSB North Park II, LLC
Location: Parcel located on the west side of Park Place, north of NorthPark Boulevard, S15 & 16, T7S R11E, Ward 3, District 1
Council District: 1

14. CP08-09-156 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2400 sq.ft.
Petitioner: Louis & Priscilla Caramonta
Owner: Louis & Priscilla Caramonta
Location: Parcel located on the east side of Carmel Road, east of Hoffman Road, S7 & 8, T7S, R12E, Ward 4, District 7
Council District: 7

15. CP08-09-157 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1600 sq.ft.
Petitioner: Calvin J. Schmitt
Owner: Calvin J. Schmitt
Location: Parcel located on the east side of Allen Road, south of US Highway 190, S13, T9S, R14E, Ward 8, District 14
Council District: 14

16. CP08-09-158 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 896 sq.ft.
Petitioner: Kim & Claudia Normand
Owner: Alvin J. Normand
Location: Parcel located on the north side of Avery Drive, west of US Highway 190, being Lot 11, Sq. 2, 310 Avery Drive, S29, T9S, R15E, Ward 8, District 13
Council District: 13

17. CP08-09-159 - Use: Mobile Home as 2nd Residence

Zoning: SA (Suburban Agricultural) District
Use Size: 1216 sq.ft.
Petitioner: Jeffrey & Claudia Neely
Owner: Jeffrey & Claudia Neely
Location: Parcel located on the north side of Jenkins Street, south of Soell Drive, S13, T7S, R11E, Ward 3, District 5
Council District: 5

18. CP08-09-160 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1191 sq.ft.
Petitioner: Rhonda Clark
Owner: Rebekah & Rhonda Clark
Location: Parcel located on the west side of Williams Road, south of Wymer Road, west of LA Highway 437 , S15, T6S, R11E, Ward 3, District 2
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19. CP08-09-161 - Use: Indoor and Outdoor Soccer Fields

Zoning: M-2 (Intermediate Industrial) District
Use Size: 44,000 sq.ft.
Petitioner: Peter Feringa
Owner: Ambassador Holdings, L.L.C.
Location: Parcel located on the west side of Northpointe Drive, south of LA Highway 1085, west of LA Highway 1077, being lots 2 & 3, Northpointe Business Park, S3, T7S, R10E, Ward 1, District 1
Council District: 1

20. CP08-09-162 - Use: Addition to School

Zoning: ID (Institutional) District
Use Size: 8,600 sq.ft.
Petitioner: Greg Homer
Owner: Christ Episcopal Church
Location: Parcel located on the southeast corner of LA Highway 21 & Christwood Boulevard, S41 & 46, T7S, R10E & S47 & 52, T7S, R11E, Ward 1, District 1
Council District: 1

21. CP08-09-163 - Use: Disaster Relief Facility

Zoning: A-2 (Suburban) District
Use Size: 12,000 sq.ft.
Petitioner: Leroy Cooper
Owner: Trinity Evangelical Free Church/Rev. Michael Sprague
Location: Parcel located at the end of 10th Street, east of US Highway 190, S42, T7S, R11E, Ward 3, District 3
Council District: 3

22. CP08-09-164 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1,213 sq.ft.
Petitioner: Rickey & Patricia Pitre
Owner: Rickey & Patricia Pitre
Location: Parcel located on the east side of Carrol Drive, north of Lake Ramsey Road, S12, T6S, R10E, Ward 3, District 3
Council District: 3

23. CP08-10-165 - Use: Mobile Home

Zoning: A-4 (Single Family Residential) District
Use Size: 1344 sq.ft.
Petitioner: Jeffrey J. Hebert
Owner: Dragonfly Ent., Inc./James A. Lindsay, II
Location: Parcel located on the west side of CasaCalvo Street, south of Short Street, S44, T9S, R14E, Ward 9, District 12
Council District: 12

24. CP08-10-166 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 1680 sq.ft.
Petitioner: Paul Dickens Jr.
Owner: Paul Dickens Jr.
Location: Parcel located on the east side Achee Road, south of Tantella Ranch Road, S7, T6S, R10E, Ward 1, District 1
Council District: 1

25. CP08-10-167 - Use: Mobile Home

Zoning: A-2 (Suburban) District
Use Size: 1280 Sq F
Petitioner: Melanie Buras
Owner: Daniel G Bauer
Location: Parcel located on the north side of Ned Avenue, east of Sunrise Street, being lot 36, Chateau Estates Subdivision, S40, T9S, R13E, Ward 9, District 11
Council District: 11

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26. CP08-10-168 - Use: Physical Culture & Health Establishments

Zoning: C-1 (Neighborhood Commercial) District
Use Size: 3780 SF
Petitioner: Michael Saucier
Owner: B.C.S. Development, L.L.C.
Location: Parcel located at the southwest intersection of LA Highway 1077 & Belington Avenue, S11, T7S, R10E, Ward 1, District 1
Council District: 1

27. CP08-10-169 - Use: Communication Antenna

Zoning: M-2 (Intermediate Industrial) District
Use Size: 50 sq.ft.
Petitioner: Michael Saucier
Owner: Ashland Oaks LLC
Location: Parcel Located on the west side of Ashland Way, south of LA Highway 1085, S3, T7S, R10E, Ward 1, District 1
Council District: 1

28. CP08-10-170 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 806 sq.ft.
Petitioner: John Charles Sandrock
Owner: John C. & Justine Sandrock
Location: Parcel located on the north side of Avery Drive, south of US Highway 190, being 312 Avery Drive, Slidell, S29, T9S, R15E, Ward 8, District 13
Council District: 13

29. CP08-10-171 - Use: Outdoor Storage

Zoning: C-2 (Highway Commercial) District
Use Size: 7220 sq.ft.
Petitioner: Leith Danou
Owner: Martha L. Tanner, et ux & AGL Associates, Inc.
Location: Parcel located on the east side of Interstate 10 and on the west side of Lindbergh Drive, being lots 30, 31 & 32, Lindbergh Glen Subdivision, S12, T9S, R14E, Ward 8, District 13
Council District: 13

30. CP08-10-172 - Use: Climate Controlled Storage Facility

Zoning: C-2 (Highway Commercial) District
Use Size: 88,485 sq.ft.
Petitioner: Mr. Leroy J. Cooper
Owner: Aphelion Holdings, L.L.C. / John Yemelos
Location: Parcel located at the southeast intersection of LA Highway 59 & Henry Lemons Road, S1, T8S, R11E, Ward 4, District 5
Council District: 5

31. CP08-10-173 - Use: Work Release Facility

Zoning: M-1 (Light Industrial) District
Use Size: 10,000 sq.ft.
Petitioner: Northshore Work Force, L.L.C. / Jeffrey D. Schoen
Owner: Succession of Weldon Wallace Poole Jr.
Location: Parcel located on the north side of Champagne Street, west of North Columbia Street, S38, T6S, R11E, Ward 3, District 3
Council District: 3

32. CP08-10-174 - Use: Telecommunication Equipment

Zoning: PUD (Planned Unit Development) District
Use Size: 924 sq.ft.
Petitioner: AT & T / Konni Waltrip
Owner: Marc A. Crawford
Location: Parcel located on the south side of Sharp Road, east of Century Oak Lane, S34, T7S, R11E, Ward 4, District 5
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OLD BUSINESS

1. CP07-06-096PR - Use: Commercial Building over 20,000 sq. ft.

Zoning: C-2 (Highway Commercial) District
Use Size: 235,400 sq. ft.
Petitioner: Kyle Associates, LLC
Owner: 3Z's Building Company, LLC
Location: Parcel located on the west side of LA Highway 21, north Ochsner Boulevard, S47, T7S, R11E, Ward 1, District 1
Council District: 1

2. CP07-07-116 - Use: 2 Mobile Homes

Zoning: SA (Suburban Agricultural) District
Use Size: 1,920 sq. ft.
Petitioner: JoAnn Reed
Owner: Milton-JoAnn Reed Brouillette
Location: Parcel located on the north side of Soell Drive, west of LA Highway 59, S12, T7S, R11E, Ward 3, District 3
Council District: 3

3. ZC07-05-025 -Withdrawn

Existing Zoning: A-4 (Single Family Residential) District
Proposed Zoning: C-3 (Planned Commercial Center) District
Acres: 4.29 acres
Petitioner: Cypress Bend/Scott Gutterman
Owner: Cypress Bend Real Estate Development Company, LLC
Location: Parcel located on the north side of Oschner Boulevard, west of LA Highway 21, north of Interstate 12, S46, T7S, R10E & S47, T7S, R11E, Ward 1, District 1
Council District: 1

4. CP07-09-153 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 2,006 sq. ft.
Petitioner: Michael Evans
Owner: Michael Evans, Sr. and Joyce Evans
Location: Parcel located on the north side of 3rd Street, west of St. Tammany Avenue, south of 4th Street, S27, T8S, R14E, Ward 9, District 6
Council District: 6

5. CP07-07-103 - Use: Mobile Home

Zoning: A-3 (Suburban) District
Use Size: 1,492 sq. ft.
Petitioner: Kellee T. Lee
Owner: Michael G. Turcotte, Sr.
Location: Parcel located on the east side of Blue Ridge Drive, south of Surrey Lane, west of Red Mill Drive, S21, T9S, R15E, Ward 8, District 13
Council District: 13

6. CP07-02-021 - Use: Mobile Home

Zoning: SA (Suburban Agricultural) District
Use Size: 980 sq. ft.
Petitioner: Gary Smith
Owner: Penny Marcel
Location: Parcel located on the south side of Polk Street, east of 11th Street, S12, T7S, R11E, Ward 3, District 5
Council District: 5

NEW BUSINESS

ADJOURNMENT